



# Haverhill

Board of Appeals  
Phone: 978-374-2330 Fax: 978-374-2315  
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## AGENDA

**BOARD OF APPEALS will hold A PUBLIC HEARING ON WEDNESDAY EVENING  
April 15, 2020 AT 7:00 P.M. in ROOM 202, CITY HALL, to hear the following items:**

### Continued from March 19, 2020 Meeting

**REMAND FROM COURT Marleen Stasinis for 22 South Cross Road (Map 759, Block 3, Lot 2):** Applicant seeks a special permit for accessory apartment in a RR zone. (BOA-20-6)

**Lynn & John Doucette for 0 Seven Sister Road (Map 478, Block 1, Lot 24):** Applicant seeks variances for front yard setback of 31' where 40' is required, and side yard setback of 15.85' and 16' where 25' is required to construct a single-family dwelling in a RR zone. (BOA 20-7)

**64 Locust Street Realty Trust (Map 304, Block 59, Lot 11)** (Previous Approval) Applicant seeks the following variances to build a liquor store in an IG zone. Variances sought for lot area (6,910 sf proposed where 10,000 sf is required) minimum lot frontage (57 feet proposed where 100 feet is required), front yard setback (34.48 feet proposed where 40 feet is required), side yard setback (3.85 feet proposed where 25 feet is required), rear yard setback (5.99 feet proposed where 25 feet is required), total number of parking spaces (3 proposed where 16 are required), and total loading spaces (1 proposed where 2 are required). (BOA 20-10)

### NEW BUSINESS:

**Three Hundred Thirty-Three South Main Street Realty Trust for 333 South Main Street (Map 719, Block 665, Lot 10):** Applicant seeks a variance for lot depth of 78 feet where 100 feet is required to divide an existing parcel and create new building lot in a RH zone for the construction of a new single family dwelling on South Prospect Street. (BOA 20-19)

**Jason Pearl for 50 Sherwood Drive (Map 782, Block 3, Lot 7)** Applicant seeks dimensional variances for a side setback of 7.5 feet where 20 feet is required, a front setback of 28 feet where 30 feet is required, and a special permit for construction of an accessory apartment in a RL zone. (BOA 20-16)

**Mark Salvo for 621 Riverside Ave (Map 408, Block 3, Lot 6-1)** Applicant seeks a variance for side setback of 1 foot where 10 feet is required to construct an attached garage onto an existing single-family dwelling in a RH zone. (BOA 20-18)

**Diamond Properties Trust for 452 Lake Street (Map 571, Block 1, Lot 13)** Applicant seeks frontage variances to divide existing parcel into 2 building lots in RM zone (rear of proposed lots located in RR zone). Variances sought for frontage of 100 feet for one lot and 103.5 feet for the other lot where 150 feet is required. If approved, the existing structures on the property would be razed and two new single-family dwellings shall be constructed. (BOA 20-12)

**Stacey White for 27 Magnolia Ave (Map 64, Block 12, Lot 7A)** Applicant seeks a finding for a side setback of 11.5 feet where 15 feet is required and a special permit for construction of an accessory apartment in a RM zone. (BOA 20-11)



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**Christopher Zielinski + Joseph Ambrosino for 222 Washington Street (Map 501, Block 228, Lot 32)** Applicant seeks a variance for lot area of 5851 S.F. where 20,000 S.F. are required to construct an 8-unit multifamily dwelling in a CG zone. (BOA 20-15)

**Sohan Saini + Meenu Saini for 55 Saltonstall Road (Map 449, Block 3, Lot 18)** Applicant seeks a finding for the change of use from a non-conforming For Profit Dormitory to a single family residence in the main building with an apartment over the existing garage building in a RM zone. (BOA 20-13)

**Bradford Unlimited Corp. for 225 Rosemont Street (Map 541, Block 617, Lot 86)** Applicant seeks following dimensional variances to create new building lot and construct new single-family dwelling in a RM zone. Requested variances for new lot (Lot A-Hazel Street) include lot frontage of 70 feet where 150 feet is required, lot width of 66.45 feet where 112.25 feet is required, lot area of 11,082 S.F. where 20,000 S.F. is required, and side setback of 10 feet where 15 feet is required. Proposed Lot B-Rosemont Street shall include existing single-family dwelling. Requested variances for Lot B include lot area of 13,103 S.F. where 20,000 S.F. is required, and rear setback of 3 feet where 5 feet is required for an accessory structure (shed). (BOA 20-14)

## **OTHER MATTERS:**

Approval of minutes for the: March 18, 2020

Advertise:      April 2, 2020  
                      April 9, 2020

*George Moriarty*

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George Moriarty, Chairman